

April 22, 2008

Mayor Will Wynn and Fellow Austin City Council Members City Hall 301 West 2nd Street, 2nd Floor Austin, Texas 78701

Re: May 8th, 2008 City Council Agenda Item C14-2008-0045 – Catholic Diocese of Austin Zoning Request – St. Dominic Savio Catholic High School 45.20 Acres Located at 9400 Neenah Avenue

Dear Mr. Wynn:

As representative for the Catholic Diocese of Austin, owner of the above stated property, we respectfully request a postponement of the scheduled public hearing to the May 15th, 2008 City Council agenda date. This is the applicant's first request for postponement. The postponement will allow the Catholic Diocese of Austin time to meet with the adjacent Avery Ranch Homeowner's Association and answer any questions or concerns they may have regarding the proposed project. Thank you for your consideration for our request.

If you have any questions regarding this letter, please contact me at 512.392.6900.

Sincerely,

David Kneuper, P.E.

Project Engineer

cc:

C.J. "Dutch" Kellerman – North Central Catholic School Corporation

Bill Waeltz – Baker-Aicklen & Associates, Inc. Tammi Migl – Baker-Aicklen & Associates, Inc.

File

L:1266-4-005\Docs\042208L.doc

ZONING CHANGE REVIEW SHEET

<u>CASE</u>: C14-2008-0045 <u>Z.A.P. DATE</u>: April 1, 2008

ADDRESS: 9400 Neenah Avenue

OWNER/APPLICANT: Baker-Aicken & Associates (David Kneuper, P.E.)

AGENT: Catholic Diocese of Austin (Bishop Gregory M. Aymond)

ZONING FROM: Unzoned **TO:** GO-CO **AREA:** 45.20 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the applicant's request for GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity on the site to less than 2,000 vehicle trips per day, would permit 'NO' district uses and civic uses, and would prohibit access to Bromsgrove, except for pedestrian, bicycle and emergency access.*

In addition, if the requested zoning is granted for this site, then 57 feet of right-of-way from the future centerline should be dedicated to the City through a street deed document for Neenah Avenue according to the Transportation Plan.

* After the Zoning and Platting Commission hearing, the Transportation staff requested that the following condition be added to the staff's recommendation in this case:

"Recommendation: Provide a bicycle-pedestrian path that connects to the abutting subdivision to the north (Avery South Section Two, Phase Six). The bicycle-pedestrian path shall meet accessible route criteria (ANSI 403.3-403.5, Table 403.5) and shall be approved by Watershed Protection and Development Review and Department of Public Works."

The staff will address this condition at the first reading of this case at City Council because this item was not part of the Zoning and Platting Commission's recommendation to the Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4/01/08: Approved the staff's recommendation of GO-CO district zoning, with an additional condition that the site plan will come back to the Zoning and Platting Commission for approval (This condition would make Private Secondary Educational Facility a conditional use on the site, thereby, requiring a conditional use site plan on this property for this use to go before the Zoning and Platting Commission for approval.).

Vote: (6-0, T. Rabago, J. Martinez-absent); K. Jackson-1st, C. Hammond-2nd.

The staff has determined that the applicant had already filed a site plan for this property prior to the zoning public hearing (Site Plan Case: SP-2008-0095D). A "D" site plan was submitted to the City on March 26, 2008, because this property is currently located in the County within the City of Austin ETJ. Therefore, the Commission's requirement for a conditional use permit on this site would be null (and any compatibility requirements). However, the building will still need to come in for City review when it is annexed with the zoning case.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and heavily vegetated. The applicant is requesting annexation and zoning by the City of Austin to develop a private secondary educational facility (St. Dominic Savio Catholic High School) on the site. This tract of land is located adjacent to a religious assembly use (St. Vincent de Paul Catholic Church) and a private primary school use (Holy Family Catholic School - Lefner-Kellerman Campus) to the east.

The staff recommends the applicant's request for GO-CO zoning at this site because this site meets the intent of the 'GO' district as it will provide a use that serves community and city-wide needs. The proposed zoning will promote consistency and orderly planning because this site is located adjacent to existing GO-CO zoning to the west. The zoning of this tract of land will allow for the development of a secondary school adjacent to an existing primary school. These educational facilities will provide services to the surrounding residential areas to the south and west and to the planned single-family residential subdivision in the Avery Ranch PUD to the north.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	County - Unzoned	Undeveloped
North	PUD	Undeveloped (Platted Single-Family Lots)
	(Avery Ranch PUD)	
South	County	Undeveloped
East	County	Undeveloped
West	SF-2, GO-CO, SF-2,	Religious Assembly (St. Vincent de Paul Catholic Church),
	MF-3, PUD	Private Primary School (Holy Family Catholic School -
		Lefner-Kellerman Campus), Single-Family Residential, Water
		Protection Facility (Detention Pond),

AREA STUDY: N/A TIA: Not required

WATERSHED: Lake Creek DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

485 - Riviera Springs Community Development Association

604 – Davis Spring HOA

985 - Davis Springs HOA

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0042	SF-2 to GO	4/06/99: Approved staff	5/06/99: Approved PC
		rec. of GO-CO by consent	rec. of GO-CO (6-0); all
		(9-0), permit 'NO' uses and	3 readings
		civic uses	_

C814-99-0001.05	To amend the PUD to rezone 14.694 acres of land from I-RR to PUD to be incorporated into Tracts III-G and III-H of the Avery Ranch Planned Unit Development (PUD) and to amend the Avery Ranch PUD Land Use Table to permit Village Center Residential (VCR) uses, Service Station use, Liquor Sales use (not to exceed 6,000 square feet and prohibiting Cocktail Lounge), and Mobile Home Residential use on Tract II-E of the PUD.	4/04/06: Approved staff's recommendation for PUD amendment by consent (7-0, T. Rabago, J. Pinnelliabsent); J. Martinez-1 st , J. Gohil-2 nd .	5/18/06: Approved PUD amendment by consent(7-0); all 3 readings
C814-99-0001.04	PUD to PUD	9/06/05:Approved staff's recommendation of PUD zoning by consent (9-0)	
C814-99-0001.03	PUD to PUD	9/21/04: Approved staff's recommendation of PUD amendment by consent (7-0, K. Jackson-off dias, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)
C814-99-0001.02	PUD to PUD	1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dias)	2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1 st reading (6-0, Goodmanoff dias) 4/24/03: Approved PUD (6-0, Garcia-off dias); 2 nd /3 rd readings
C814-99-0001.01	PUD to PUD	6/18/02:Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent) 7/16/02:Postponed to 7/30/02 by the staff for	10/10/02: Granted PUD on 1st reading (7-0) 1/30/03: Approved PUD amendment (7-0); 2 nd /3 rd readings

re-notification purposes (6-0, M. Casias/ D.
Castaneda/ K. Jackson-
absent)
7/30/02: Postponed to
9/10/02 by the applicant and neighborhood (6-0, V.
Aldridge-absent)
9/10/02:Approved staff's
recommendation for PUD
zoning; by consent (6-0, D. Castaneda-absent)

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Neenah Avenue	90'	40'	Arterial (MAD0/4, AMATP)	1516 (COA, 08/07/07)

CITY COUNCIL DATE: May 8, 2008

ACTION:

ORDINANCE READINGS: 1st

 2^{nd}

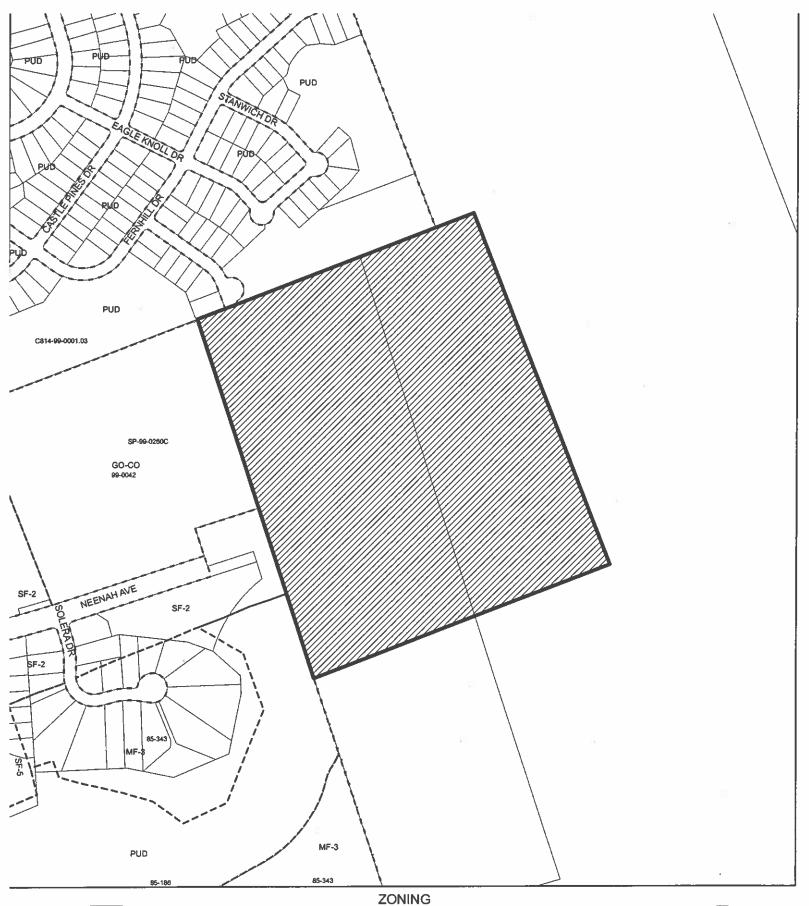
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us







ZONING BOUNDARY

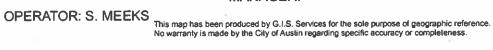


ZONING CASE#: C14-2008-0045

ADDRESS: 9400 NEENAH AVE SUBJECT AREA: 45.20 ACRES

GRID: H41

MANAGER: S. SIRWAITIS





STAFF RECOMMENDATION

The staff's recommendation is to grant the applicant's request for GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity on the site to less than 2,000 vehicle trips per day, would permit 'NO' district uses and civic uses, and would prohibit access to Promsgrove.

In addition, if the requested zoning is granted for this site, then 57 feet of right-of-way from the future centerline should be dedicated to the City through a street deed document for Neenah Avenue according to the Transportation Plan.

BASIS FOR RECOMMENDATION

1. The proposed zoning is consistent with the purpose statement of the district sought.

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The proposed GO-CO site will provide an educational facility that will serve the public. This new high school will be located directly adjacent to an existing primary school on an arterial roadway that is planned to continue through to the east.

2. The proposed zoning promotes consistency and orderly planning.

The proposed zoning is consistent with surrounding land use patterns as there is existing GO-CO zoning to the west of this site that is developed with an elementary school. The single family residential development to the southeast is separated from this tract by a detention facility. The proposed development of a school on this site will provide educational services to the surrounding residential areas to the southwest and to the planned single-family residential subdivision in the Avery Ranch PUD to the north.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is undeveloped and heavily vegetated. There are undeveloped tracts of land to the south and west. To the north there are undeveloped platted single-family lots within the Avery Ranch Planned Unit Development. To the east, the property is developed with a church and a private primary school, a detention facility, and singly-family residential uses.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is located over the North Edward's Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers
Single-Family Residential	45%	50%
(min. lot size 5750 sq. ft.)		
One or Two Family Residential	55%	60%
(lot size < 5750 sq. ft.)		
Multifamily Residential	60%	65%
Commercial	65%	70%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

Environmental

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

 Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process.

Transportation

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Neenah Avenue	90'	40'	Arterial (MAD0/4, AMATP)	1516 (COA, 08/07/07)

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Neenah Avenue. If the requested zoning is granted for this site, then 57 feet of right-of-way from the future centerline should be dedicated for Neenah Avenue according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

C14-2008-0045 Page 7

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

There are existing sidewalks along Neenah Avenue.

Neenah Avenue is not classified in the Bicycle Plan.

Capital Metro bus service is not available within 1/4 mile of this property.

Water Quality

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the north property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.





PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.	commission (or the lic hearing. Your name, the scheduled the contact person
Case Number: C14-2008-0045 Contact: Sherri Sirwaitis, (512) 974-3057	
April 1, 2008 Zoning and Platting Commission	— ☐ I am in favor ØI object
Your Name (please print)	
Your address(es) affected by this application	3/24/08
Signature	Date
	100
If you use this form to comment, it may be returned to:	0.
City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P.O. Roy 1088	
Austin, TX 78767-8810	

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Sherri Sirwaitis
Neighborhood Planning and Zoning Department
Neighborhood Planning and Zoning Department
Neighborhood Planning and Zoning Department
City of Austin Neighborhood Planning and Zoning Department
City of Austin Neighborhood Planning and Zoning Department
City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
Secaux of 16s frongued location. If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
because of 1ts franguil Cocation. If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
orm to comment, it may be returned to: Planning and Zoning Department
orm to comment, it may be returned to: Planning and Zoning Department
because of 15 franguel location. If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department
This lot was bought et a it to tranquit location. Orm to comment, it may be returned to: Planning and Zoning Department
This lot was bought at a life transqual location. Orm to comment, it may be returned to: Planning and Zoning Department
This lot was bought et a plemits to trangal Coca hin. orm to comment, it may be returned to: Planning and Zoning Department
This lot was bought at a premise lot was bought at a premior orm to comment, it may be returned to: Planning and Zoning Department
This lot was bought et a first lot frangust Cocation. orm to comment, it may be returned to: Planning and Zoning Department
In I would not hew purchased This lot was bought et a premiorm to comment, it may be returned to: Planning and Zoning Department
In I coould not here purchased This lot was bought at a premi- its trangast location. Orm to comment, it may be returned to: Planning and Zoning Department
This lot was bought at a plemitis lot was bought at a plemiorm to comment, it may be returned to: Planning and Zoning Department
Su I coould not here purchased This lot was bought at a premi its trangal Cocation. Orm to comment, it may be returned to: Planning and Zoning Department
or resides bay area, start dust for four facts of this lot was bought et a premise form to comment, it may be returned to: Planning and Zoning Department
o test der hal aree Had this par I coow has not have purchased this lot was bought at a premise to the transact location. orm to comment, it may be returned to: Planning and Zoning Department
a surider had aree, that this pan I would not hew purchased This lot was bought at a premity lot trangast location. Orm to comment, it may be returned to: Planning and Zoning Department
o tesiden had area thad this pour Lean down here purchased this lot was bought at a premise form to comment, it may be returned to: Planning and Zoning Department
a residential area, that this pan I would not here purchased This lot was bought at a premior to comment, it may be returned to: Planning and Zoning Department
a surider had aree. Had this pare I coow have here purchased this lot was bought at a premise to the frangail Coca him. orm to comment, it may be returned to: Planning and Zoning Department
a tesidential anea that this partial and this or Leonth not have purchased this lot was bought et a premise to comment, it may be returned to: Planning and Zoning Department
not conductor & being so according to a testident bed anea that this is a premised for twas bought et a premise form to comment, it may be returned to: Planning and Zoning Department
net cender such a being so attention of testidential and here purchased this part to the control of the premise to the formal such that a premise to the formal times to the comment, it may be returned to: Planning and Zoning Department
mot conductive to being so altered a see that this is a see that this is a see that the purchased this lot was bought at a plemiorm to comment, it may be returned to: Planning and Zoning Department
not conductive to being to about a feeling of testidential and these purchased this lot was bought et a premise form to comment, it may be returned to: Planning and Zoning Department
not conducción h being so alter a resident de des es e
net cendescive to being so alors a residential anee that this pand his pending to the purchased this lot was bought at a premise to comment, it may be returned to: Planning and Zoning Department
not conductive to being so alors not conductive to being so alors a test des to a new their purchased This lot was bought et a plem. its trangast becation. orm to comment, it may be returned to: Planning and Zoning Department
due to the nove levels where a most condactive. It being so along a restricted this of the purchased this lot was bought et a premity lot was bought et a premity orm to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a most conductive to being so attents of and their purchased this lost was bought at a premise lost was bought at a premise form to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a mot condescive to being so alors a residential day to a described the purchased this lot was bought et a premise los trangues (bought et a premise orm to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a mot conduction to being so design as testident and area that this is a seem to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a most conductive to being so attents of the duise of this for I coomed not here purchased this lot was bought at a premise lot was bought at a premise orm to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a mot condactive to being so alors a residential and this of the purchased this lot was bought et a premise lost trangent location. The trangent location. Orm to comment, it may be returned to: Planning and Zoning Department
due to all noise levels where a not conductive to being so along a resident to a purchased this lot was bought at a premise lot was bought at a premise orm to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a mot condactive to being so along a rece that this is now to was bought at a plemitis lot was bought at a plemitis lot was bought at a plemitis lot was be returned to: Planning and Zoning Department
due to the noise levels where a most condescive to being so attend a resident to a second and here purchased this lot was bought at a premise lot was bought at a premise to comment, it may be returned to: Planning and Zoning Department
due to all noise levels where a not conductive to being so alter a residential and the purchased this lot was bought at a premise lot was bought at a premise form to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a next condescive to being so always a second of the purchased this lot was bought at a premise to comment, it may be returned to: Planning and Zoning Department
due to the noise levels where a mot condescive to being so along a resident test dhis or this lot was bought et a plemitis lot was bought et a plemitis lot was bought et a plemitis lot comment, it may be returned to: Planning and Zoning Department
Signature July 16 Al novic levels where a not conductive the being so along a residential and this of the purchased this lot was bought et a premity lot trangust location. This lot was bought et a premity form to comment, it may be returned to: Planning and Zoning Department
Signature July hat noise levels where a most conductive to being so along a rece that this part to such and have purchased this lot was bought at a premise lot was bought at a premise orm to comment, it may be returned to: Planning and Zoning Department
Signature Signature Out. 15 Al. noisic levels where a not conductive to being so along the purchased this for twas bought of a plemitis lot was bought of a plemitis lot trangal Cocation. Orm to comment, it may be returned to: Planning and Zoning Department
Signature Signature Out to the Manage of the control of the cont
Signature Signature Signature Aue to Ak noise levels where a Date or residential anea thad this or attention to comment, it may be returned to: Planning and Zoning Department
Signature Signature Out to the noise levels where a next condescrive to being so after a premise lot was bought at a premise lot was bought at a premise lot was bought at a premise orm to comment, it may be returned to: Planning and Zoning Department
Signature Signature Signature Signature A noisic levels where a mot condactive to being so along the a premise lot was bought at a premise lot trangal Cocation. The trangal Cocation. Orm to comment, it may be returned to: Planning and Zoning Department
Signature Signature Out to the Manda area that this to a premise to the purchased This lot was bought at a premise to comment, it may be returned to: Planning and Zoning Department
Signature Signature Out to the noise levels where a next condescive to being so along the difficient of the purchased this for twas bought at a premity let twas bought at a premity of the purchased orm to comment, it may be returned to: Planning and Zoning Department
Signature Signature Out to the noise levels where a next condescrive to being so along the difficient of the purchased this lot was bought at a premise lot was bought at a premise orm to comment, it may be returned to: Planning and Zoning Department
evels where a bate the desiry so desiry the desiry so desired to the purchased to desired to desired to the des
Sable evels where a bank that the dense a seem that the seem a plem a first a plem at the a plem at
evels where a Date to being so after the purchased to a premiumed to:
Soll evels where a benty so attent the durchased the evels where a the purchased the evels where a the evels where a
Spells where a bate that the dead of the purchased to seem that the standard to stand to:
a solution a series a
S) affected by this application Signature Signature A M Novic levels where a Date Next certage cive to being so a day a resident to a need that this of the sound not here purchased This lot was bought at a premity lot than gast location. Orm to comment, it may be returned to: Planning and Zoning Department
Soll Date evels where a had this had this had this a plemi the purchased the a plemi a bisa. turned to: urtment
evels where a bate the purchased to gent a premiumed to:
evels where a bate the purchased to great a premiumed to:
evels where a bate to being so after the during so after the during the a pieme a bish. The during a pieme a bish.
evels where a Date to purchased to purchased to seminate to:
evels where a bank of the purchased the purchased to semi-semination.
luction Jable Jable Jable Beiling and altering the purchased 14 et a premiarisment to: untiment
lustin 3/36/1 3/36/1 evels where a that the dust of the dust a plems 14 et a plems turned to: uttment
lus fin 3/36/1 2/36/1 evels where a tank that that the this a plem turned to: attent attent
luction Such a long of the land of the la
Leafin 3/36/2 evels where a bank the few and few
lustring 3/36/2 evels where a the description of the purchased to the purchased to the the description of the the description of the the purchased to the purchased to the theorem of the
Luckin 3/36/10 Date Louds where a had this that a plent 14 et a plent a his. turned to: uttment
lustri evels where a plant that the dhis purchased to purchased to plant a plant a bish. The a plant a bish. The a plant a bish.
lustri Sevels where a bank that the desiry so along the second of this that the second of the second that the second that the second the second that the second the second that the second
luckin 3/36/1 Seles evels where a bank that that the a plem it at a plem it at a plem it at a plem at mother at a plem it at a plem
lustria 3/36/10 evels where a that the desiry so along the second of t
lustin levels where a bank the control of the cont
luction 3 36/2 3 36/2 bester a here a the gunchased this a plemia to: turned to: artiment
lustri evels where a plem to purchased to purchased to permit a plem turned to: uttiment
lustra Levels where a fact that that the desire a few
luckin Sele
Lucking 3/34/2 evels where a bank to the purchased to th
Luckin Souls where a bould where a tem that a premiumed to: attended The attended a premiumed to: attended The attended a premiumed to:
Luc fin 3/36/2 Levels where a ben's for the desire a plem's the desire a plem's a find a f
Lucking a seem of the a plemia to a plemia to a plemia turned to: The day of the a plemia to a plemia turned to: At at a plemia turned to: At ment
Lustin Levels where a Date to be purchased to a premial to: Turned to: Authority of the a premial to a premial to: Authority of the a premial to a premial to: Authority of the a premial to a premial to: Authority of the a premial to
Lustin Lustin Salle Salle Salle Salle Luste
Lustri Lustri Levels where a bate of the purchased to glem; a fem a premiumed to: The dead of this is a fem a firmed to: At at at a premiumed to: At at a premiumed to:
Les purchased to a fem a find. The find the a fem a firm a find. The first a firm a firm a firm. The first a firm a firm. The first a firm. The first a firm.
Lucking 3 36/2 Date being 50 along the control of t
Lustin Lustin Sall Sall Sall Date Lustin so alter Lust purchased 17 et a prem a fin. Turned to: artiment
luctri levels where being so to purchas to purchas to purchas to purchas to purchas to a porchas to a porchas to a porchas to a purchas to a pur
Lucking where the purchase the purchase as being a purchase as the anatumed to:
wethin the could where the purchase a find alm turned to: untiment
Lustra Lustra
lustra lustra levels where
Lucking the second to the part of the part
Lucking the color where the color where the color where the color where the color with the color
Lustin Salobie Salo
Lucking the bent of the bent o
Lucking where the purchase the purchase the and all the and and the and a purchase the and the
Luc find all stands to: The find all stands as find a fin
Luchia Luchia Luchas Luc purchas 14 et a purchas 15 en purchas 16 en purchas 17 en purchas 18 en purchas
Lucking the same sure for the
Lucking above the control of the con
sion Luckin Luckin Levels where being so that a purchas that a purchas that a purchas that a purchas a bia. turned to: artiment
wethin the could where the could where the could where the country as the country
sion Lustri
sion Lucki evels where evels where the purchas, the ext a the ext a ummed to: urtment
we find a so the control of the cont
sion Lucki Luc
sion Lustin
sion Luckin Luckin Luckin Luckan
we find a sion the solution of
sion Lackin
sion Lustri
sion Lucki Lucki Leods where Luckay, so Had all, Luckay, so Luckay, so Hy et a purchay, Lumed to: artiment
sion Luckin Luckin Levels where being so that a purchas that a purchas that a purchas that a purchas a bia. turned to: artiment
sion Luckin Luckin Sali Lucker Lu
sion Luckin
sion Lucki Lucki Lucki Lucka Luc
sion Luckin Luckin Solution Luckin